

007.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

840,100 /

840,100

840,100 /

840,100

840,100 /

840,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38-40		LAKEHILL AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	CIAMPA THOMAS M / TRUSTEE
Owner 2:	CHARLES J CIAMPA 2018 IRREVOCA
Owner 3:	JOSEPHINE C CIAMPA 2018 IRREVO

Street 1: C/O CHARLES CIAMPA

Street 2: 222 SYLVIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CIAMPA CHARLES J-ETAL -

Owner 2: CIAMPA JOSEPHINE C -

Street 1: 222 SYLVIA STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,214 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4214		Sq. Ft.	Site		0	80.	1.30	1									437,137						437,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		4214.000	403,000		437,100	840,100			6629
									GIS Ref
									GIS Ref
									Insp Date
									02/20/18
									USER DEFINED

**PREVIOUS ASSESSMENT**

Parcel ID								
007.0-0006-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	403,000	0	4,214.	437,100	840,100	840,100 Year End Roll
2019	104	FV	313,800	0	4,214.	464,500	778,300	778,300 Year End Roll
2018	104	FV	313,800	0	4,214.	338,800	652,600	652,600 Year End Roll
2017	104	FV	294,000	0	4,214.	295,100	589,100	589,100 Year End Roll
2016	104	FV	294,000	0	4,214.	251,400	545,400	545,400 Year End
2015	104	FV	261,400	0	4,214.	245,900	507,300	507,300 Year End Roll
2014	104	FV	261,400	0	4,214.	202,200	463,600	463,600 Year End Roll
2013	104	FV	272,200	0	4,214.	192,300	464,500	464,500

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
CIAMPA CHARLES		73288-146	1	9/16/2019	Convenience		10	No	No		
		12248-238		7/19/1972			37,500	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2018	628	New Wind	5,100	C				
7/19/2011	714	Manual	6,800					REBUILD FRT STAIRS
6/30/2003	520	Re-Roof	5,500					
7/18/1996	325	Manual	6,085					V/SIDING

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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ACTIVITY INFORMATION

Date Result By Name

2/20/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
3/21/2000	Inspected	276	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT

ASR Map:

Fact Dist:

Reval Dist:

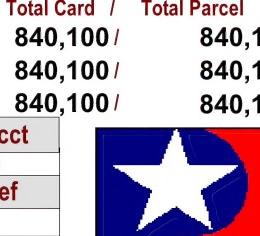
Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:



**EXTERIOR INFORMATION**

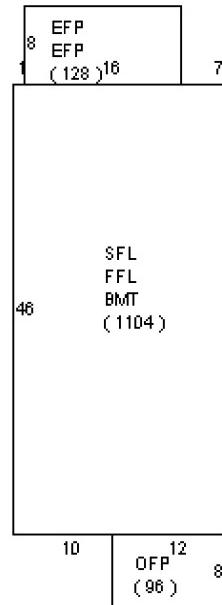
Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**COMMENTS**

SCUTTLE OF=SINK IN BMT.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRS: 4
	Baths: 2	HB

**OTHER FEATURES**

Kits:	2	Rating: Fair
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	

% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	31	%	

**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**TOTALS**

2	11	4
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**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj \$ / SQ:	189.391
Other Features:	90300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583996
Depreciation:	181039
Depreciated Total:	402957
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	403000
Val/Su SzAd:	182.52

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price




















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